NOTES:

1) A PORTION OF THE PROPERTY SHOWN HEREON IS THIS PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD "ZONE AE - 1% ANNUAL CHANCE" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M.#3700956900J, DATED 10/02/2008.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.

4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

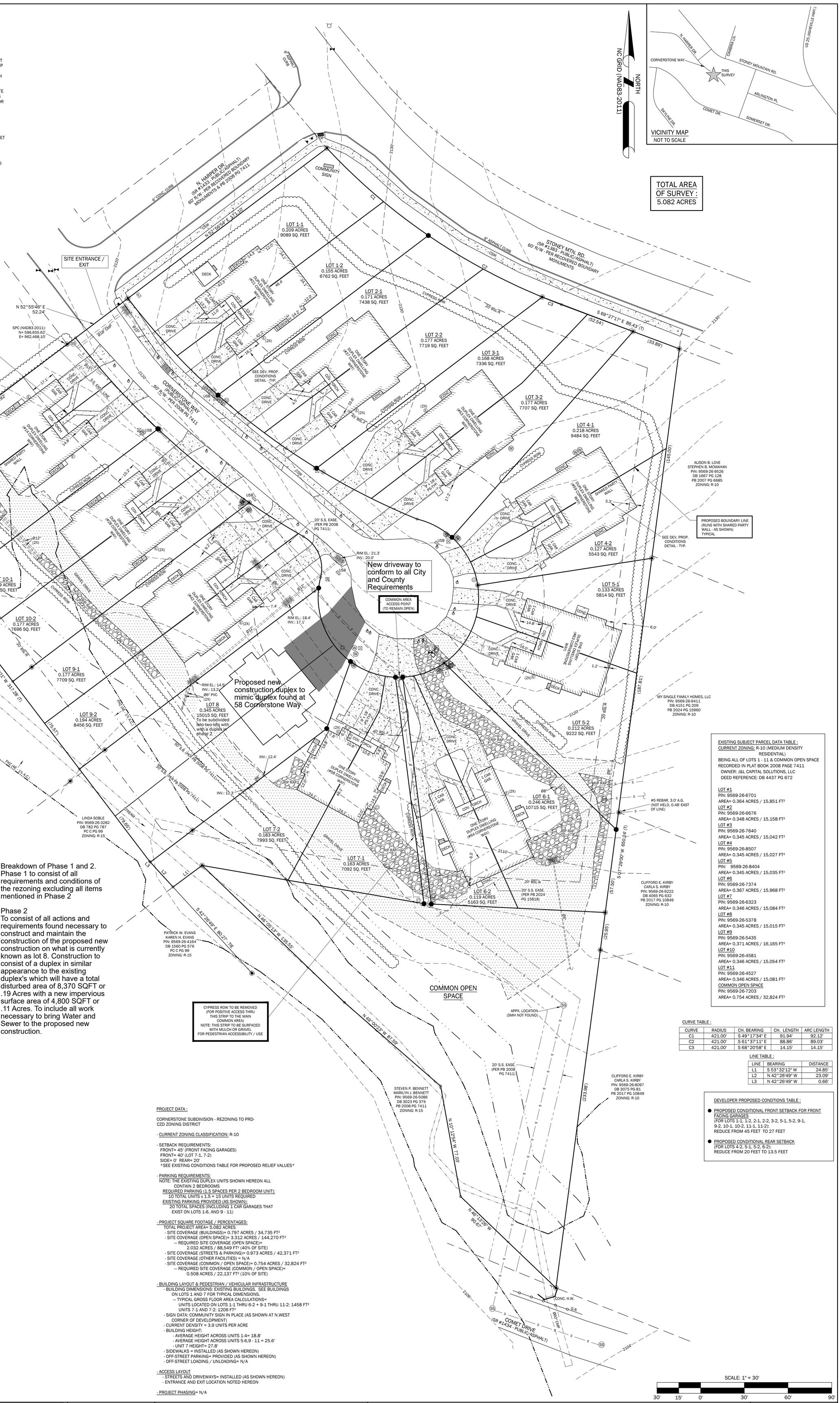
5) AREA BY COORDINATE COMPUTATION.

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE US SURVEY FEET MEASUREMENTS. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.9997772716.

7) THE SUBJECT PROPERTY SHOWN HEREON IS ZONED R-10 (MEDIUM DENSITY RESIDENTIAL) PER THE CITY OF HENDERSONVILLE ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

8) THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88. THE CONTOUR INTERVAL SHOWN HEREON IS TWO FEET.

9) THE CONTOUR DATA SHOWN HEREON IS DERIVED FROM DOWNLOADED NCDOT LIDAR DATA.



REFERENCES:

- DB 4437 PG 672
- PB 2024 PG 15818
- PB 2008 PG 7411

LEGEND & ABBREVIATIONS :

PB= PLAT BOOK
PC= PLAT CABINET
DB= DEED BOOK
PG= PAGE
R/W= RIGHT OF WAY
PIN= PARCEL IDENTIFICATION NUMBER
CALCULATED POINT (NOT MARKED IN FIELD)
RECOVERED BOUNDARY MONUMENT
BOUNDARY MONUMENT (TO BE REPLACED W. NEW #4 REBAR WITH MCABEE ID CAP)
BOUNDARY LINE - SUBJECT PROPERTY (FIELD SURVEYED)
BOUNDARY LINE - ADJOINING PROPERTY (FIELD SURVEYED)
BOUNDARY LINE - ADJOINING PROPERTY (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
APPX.= APPROXIMATE
AREA LIGHT
A.C.= ANNUAL CHANCE
BSL-F= BUILDING SETBACK (FRONT)
BSL-S= BUILDING SETBACK (REAR)
CATCH BASIN
CLEAN-OUT
CMP= CORRUGATED METAL PIPE
CONC.= CONCRETE
COV.= COVERED
CSW= CONCRETE SIDEWALK
DEV.= DEVELOPER
DITCHLINE
DP= DETECTOR PLATE
EASE.= EASEMENT
ELECTRIC SERVICE METER
EX.= EXISTING
FHZ= FLOOD HAZARD ZONE
GAR.= GARAGE
G.R.= GUARD RAILING
HDPE= HIGH DENSITY POLY. PIPE
H.W.= HEADWALL
INV.= INVERT ELEVATION
MAILBOX
PROP.= PROPOSED
PS= PARKING SPACE
PVC= POLYVINYL CHLORIDE PIPE
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
SPC= STATE PLANE COORDINATES
S.S.= SANITARY SEWER
STORM DRAINAGE PIPE (HDPE UNLESS OTHERWISE SPECIFIED)
T.= TRANSFORMER
TYPICAL THROUGHOUT
USB= UTILITY SERVICE BOX
UTILITY SERVICE PEDESTAL
WATER METER

HATCHING PATTERN KEY:

CONCRETE SURFACE
GRAVEL ROAD SURFACE
RIP RAP

Breakdown of Phase 1 and 2.
Phase 1 to consist of all requirements and conditions of the rezoning excluding all items mentioned in Phase 2

Phase 2
To consist of all actions and requirements found necessary to construct and maintain the construction of the proposed new construction on what is currently known as lot 8. Construction to consist of a duplex in similar appearance to the existing duplex's which will have a total disturbed area of 8,370 SQFT or .19 Acres with a new impervious surface area of 4,800 SQFT or .11 Acres. To include all work necessary to bring Water and Sewer to the proposed new construction.

PROJECT DATA :

CORNERSTONE SUBDIVISION - REZONING TO PRD-CZD ZONING DISTRICT

- CURRENT ZONING CLASSIFICATION: R-10

- SETBACK REQUIREMENTS:
  FRONT= 45' (FRONT FACING GARAGES)
  FRONT= 40' (LOT 7-1, 7-2)
  SIDE= 0' REAR= 20'
  SEE EXISTING CONDITIONS TABLE FOR PROPOSED RELIEF VALUES

- PARKING REQUIREMENTS:
  NOTE: THE EXISTING DUPLEX UNITS SHOWN HEREON ALL CONTAIN 2 BEDROOMS
  REQUIRED PARKING (1.5 SPACES PER 2 BEDROOM UNIT):
  10 TOTAL UNITS x 1.5 = 15 UNITS REQUIRED
  EXISTING PARKING PROVIDED (AS SHOWN):
  20 TOTAL SPACES (INCLUDING 1 CAR GARAGES THAT EXIST ON LOTS 1-6, AND 9 - 11)

- PROJECT SQUARE FOOTAGE / PERCENTAGES:
  TOTAL PROJECT AREA= 5.082 ACRES
  - SITE COVERAGE (BUILDINGS)= 0.797 ACRES / 34,735 FT²
  - SITE COVERAGE (OPEN SPACE)= 3.312 ACRES / 144,270 FT²
  — REQUIRED SITE COVERAGE (OPEN SPACE)= 2.032 ACRES / 88,549 FT² (40% OF SITE)
  - SITE COVERAGE (STREETS & PARKING)= 0.973 ACRES / 42,371 FT²
  - SITE COVERAGE (OTHER FACILITIES) = N/A
  - SITE COVERAGE (COMMON / OPEN SPACE)= 0.754 ACRES / 32,824 FT²
  — REQUIRED SITE COVERAGE (COMMON / OPEN SPACE)= 0.508 ACRES / 22,137 FT² (10% OF SITE)

- BUILDING LAYOUT & PEDESTRIAN / VEHICULAR INFRASTRUCTURE
  - BUILDING DIMENSIONS: EXISTING BUILDINGS. SEE BUILDINGS ON LOTS 1 AND 7 FOR TYPICAL DIMENSIONS.
  — TYPICAL GROSS FLOOR AREA CALCULATIONS=
  UNITS LOCATED ON LOTS 1-1 THRU 6-2 + 9-1 THRU 11-2: 1458 FT²
  UNITS 7-1 AND 7-2: 1206 FT²
  - SIGN DATA: COMMUNITY SIGN IN PLACE (AS SHOWN AT N.WEST CORNER OF DEVELOPMENT)
  - CURRENT DENSITY = 3.9 UNITS PER ACRE
  - BUILDING HEIGHT:
  - AVERAGE HEIGHT ACROSS UNITS 1-4= 18.8'
  - AVERAGE HEIGHT ACROSS UNITS 5-6,9 - 11 = 25.6'
  - UNIT 7 HEIGHT= 27.8'
  - SIDEWALKS = INSTALLED (AS SHOWN HEREON)
  - OFF-STREET PARKING= PROVIDED (AS SHOWN HEREON)
  - OFF-STREET LOADING / UNLOADING= N/A

- ACCESS LAYOUT
  - STREETS AND DRIVEWAYS= INSTALLED (AS SHOWN HEREON)
  - ENTRANCE AND EXIT LOCATION NOTED HEREON

- PROJECT PHASING= N/A

CURVE TABLE :

CURVE	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	421.00'	S 49°17'34" E	91.94'	92.12'
C2	421.00'	S 61°37'11" E	88.86'	89.03'
C3	421.00'	S 68°20'58" E	14.15'	14.15'

LINE TABLE :

LINE	BEARING	DISTANCE
L1	S 53°32'12" W	24.85'
L2	N 42°26'49" W	23.09'
L3	N 42°26'49" W	0.66'

EXISTING SUBJECT PARCEL DATA TABLE :
CURRENT ZONING: R-10 (MEDIUM DENSITY RESIDENTIAL)
BEING ALL OF LOTS 1 - 11 & COMMON OPEN SPACE RECORDED IN PLAT BOOK 2008 PAGE 7411
OWNER: J&L CAPITAL SOLUTIONS, LLC
DEED REFERENCE: DB 4437 PG 672

LOT #1
PIN: 9569-26-6701
AREA= 0.364 ACRES / 15,851 FT²
LOT #2
PIN: 9569-26-6676
AREA= 0.348 ACRES / 15,158 FT²
LOT #3
PIN: 9569-26-7640
AREA= 0.345 ACRES / 15,042 FT²
LOT #4
PIN: 9569-26-8507
AREA= 0.345 ACRES / 15,027 FT²
LOT #5
PIN: 9569-26-8404
AREA= 0.345 ACRES / 15,035 FT²
LOT #6
PIN: 9569-26-7374
AREA= 0.367 ACRES / 15,968 FT²
LOT #7
PIN: 9569-26-6323
AREA= 0.346 ACRES / 15,084 FT²
LOT #8
PIN: 9569-26-5378
AREA= 0.345 ACRES / 15,015 FT²
LOT #9
PIN: 9569-26-5435
AREA= 0.371 ACRES / 16,165 FT²
LOT #10
PIN: 9569-26-4581
AREA= 0.346 ACRES / 15,054 FT²
LOT #11
PIN: 9569-26-4527
AREA= 0.346 ACRES / 15,081 FT²
COMMON OPEN SPACE
PIN: 9569-26-7203
AREA= 0.754 ACRES / 32,824 FT²

DEVELOPER PROPOSED CONDTIONS TABLE :

- PROPOSED CONDITIONAL FRONT SETBACK FOR FRONT FACING GARAGES (FOR LOTS 1-1, 1-2, 2-1, 2-2, 3-2, 5-1, 5-2, 9-1, 9-2, 10-1, 10-2, 11-1, 11-2): REDUCE FROM 45 FEET TO 27 FEET
- PROPOSED CONDITIONAL REAR SETBACK (FOR LOTS 4-2, 5-1, 5-2, 6-2): REDUCE FROM 20 FEET TO 13.5 FEET

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
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J. Barry West, PLS
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NORTH CAROLINA PROFESSIONAL SEAL L-4693 LAND SURVEYOR J. BARRY WEST

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
A	9/21/26	UPDATED ZONING CLASS. & PER COMMENTS FROM C.O.H. PLANNING	JBW
A	9/24/26	ADDED DEV. PROP. CONDITIONS & NOTES ON C.A. ACCESS STRIP	JBW

SITE PLAN PREPARED FOR :

CORNER STONE SUBDIVISION - REZONING TO PRD - CZD ZONING DISTRICT

PINS: SEE SUBJECT PROPERTY DATA TABLE
ADDRESSING: SEE MAP

CITY OF HENDERSONVILLE
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY, N.C.

OWNER / DEVELOPER
J & L CAPITAL SOLUTIONS, LLC

DATE: 7/24/2026
PROJECT #: 14714
DRAWING #: G-26-6405
DRAWN BY: JBW
SCALE: 1" = 30'